



AGENDA
Urban Renewal District Advisory Committee

TUESDAY, November 2, 2010 - 5:30 p.m.
City Hall Council Chambers
187 SE Court Street

Chair: Councilor Brian Dalton

1. CALL TO ORDER
2. APPROVAL OF MINUTES - Meeting of October 5, 2010
3. PUBLIC COMMENTS
4. OLD BUSINESS
 - a. Street furniture
5. NEW BUSINESS
 - a. Select UR projects for FY10/11
6. MEMBER COMMENTS
7. STAFF COMMENTS
8. OTHER BUSINESS



**City of Dallas
Urban Renewal District Advisory Committee
Council Chambers – City Hall
October 5, 2010 - 5:30 p.m.**

Present: Chair Brian Dalton, Mayor Jim Fairchild, Nancy Adams, Penny Cox, Ron Dodge, Randy Hunter, Ken Jacroux, Chelsea Pope, Sue Rhode, Wes Scroggin and Ken Woods

Absent: Committee Members: Penny Cox, Ron Dodge and Wes Scroggin. Staff Members: Community Development Director Jason Locke and Planner John Swanson

Staff: City Manager Jerry Wyatt and Recording Secretary Kris Pierce.

MINUTES

CALL TO ORDER

Chair Dalton opened the meeting at 5:30 p.m.

APPROVAL OF MINUTES

Chair Dalton declared the minutes of May 4, 2010, approved as presented.

PUBLIC COMMENTS

Chair Dalton called for public comments. There were none.

OLD BUSINESS

Update on Completed Projects

Mr. Wyatt reported on the two completed projects to include the Western half of the North side of Mill Street Project which has been completed, this is the glass shop, South Town Glass and the extension of the Theater Project was completed as well. Our directional signs downtown are completed. The City has received a lot of good feedback from that project and our community has commented that "our town is growing up." This has been a good impact on the City. The additional street furniture will be discussed later in the meeting under New Business.

Ken Jacroux commented on the additional trees and signage installed downtown had a positive reception, while noting the few dollars spent had a high impact.

NEW BUSINESS

Street Furniture

Mr. Wyatt reported that EVCOR, local business person Bob Evans, produced prototypes of the bike rack, planter and trash can to be used downtown. Mr. Wyatt added Mr. Evans would produce these high-

quality items at a competitive price. All of the furniture is manufactured and ready to go. MAKMetals created the City of Dallas logo on the furniture. He also indicated EVCOR would also market their street furniture designs to other Urban Renewal Districts.

Ken Woods asked the Committee to comment on what section of street the furniture is allocated for. Mr. Wyatt explained that the furniture will be located on Mill Street. Mayor Fairchild asked if the bike rack will be able to use the u-shaped locking mechanism. Ms. Adams advised that Bob Evans has incorporated the use of all types of bike locks into his design.

It was moved by Nancy Adams and seconded by Sue Rhode to allocate \$10,000.00 to street furniture for this fiscal year. The Motion carried unanimously.

Project Ideas

Mr. Wyatt reviewed additional project ideas, including: 1) complete another ½ block upgrade; 2) remove and plant new trees on Mill Street; 3) replace existing banner support across Main Street; and 4) paint existing light posts black. Mr. Wyatt noted that Mr. Locke would get estimates for the costs of Items 3 and 4, and report back to the URDAC. Chair Dalton advised that it is the Committee's intention to complete a half- block restoration each year. Ms. Adams agreed that this should be at the top of the project list each year.

Mr. Wyatt asked the Committee to take a look at street blocks that need attention first and have a list of the next 5 blocks for furniture along with the trees that need to be removed and replanted for the next URDAC meeting so that we can vote on the next block to start. Randy Hunter commented that it was previously decided to remove the overgrown trees around the bank. Bob Brixius commented that the South side of Mill Street in the 800 Block should be the next block to look at for the tree removal and replanting. Ms. Rhode and Ms. Adams agreed that if you remove and replant the trees properly we could then do the construction for the street furniture next spring or early summer, and that removing and replanting the trees by winter would allow the trees to have a better root system and not be as stressed if they were to be planted during the summer months.

Mr. Wyatt mentioned to the Committee that Urban Renewal Districts are designed to be in debt, noting the Dallas URD currently has no debt. He explained he was in the process of negotiating with West Coast Bank and Wells Fargo Bank to get a loan for \$1 million to purchase property and complete more public/private partnerships to increase tax revenues. Mr. Jacroux advised that it would be better for the Urban Renewal to handle the Armory Building instead of the City. Mr. Wyatt agreed.

MEMBER COMMENTS

None

STAFF COMMENTS

Mr. Wyatt reported that Dr. Peffley's new office is moving forward, and that plans have will be submitted soon.

OTHER BUSINESS

The meeting adjourned at 5:55 p.m.